

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
NE/S Jenifer Road, 280 ft. * ZONING COMMISSIONER
N of Mays Chapel Road * OF BALTIMORE COUNTY
8th Election District
3rd Councilmanic District
The Annual Conference of the * CASE # 91-315-SPH
United Methodist Church
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests, pursuant to the Petition for Special Hearing, approval from Section 1801.1.C.6 that the proposed new worship and related facility are planned in such a way to comply to the extent possible with RTA use requirement and will otherwise be compatible with the character and general welfare of the surrounding residential premises, as more particularly described on Petitioner's Exhibit 1.

The Petitioner, by Reverend Richard W. Jenks, and represented by David Meadows, Esquire, appeared and testified. Also appearing on behalf of the Petition was Robert F. Bradley, Civil Engineer. There were no Protestants.

Testimony indicated that the subject property which is located on the northeast side of Jenifer Road approximately 280 ft. north of Mays Chapel Road consists of 4.95 acres +/- zoned D.R.S.5.5 and is currently unimproved. Testimony indicated that the Petitioner is desirous of constructing a new worship hall and related facility on the subject site which will be constructed out of fieldstone and stained wood. Testimony indicated that the materials and proposed style will be compatible with the surrounding residential community.

Robert F. Bradley, Civil Engineer, testified that extensive landscaping will be placed on the site to buffer the surrounding residential community.

Mr. Bradley also indicated that all light stands will be no taller than 14 ft. and directed in such a manner to avoid diffusion of light onto adjoining residential properties. Testimony and evidence clearly indicated that strict compliance with the RTA requirements would render the subject parcel unbuildable (see Petitioner's Exhibit No. 1).

Reverend Richard Jenks, Pastor of the subject church, indicated that the facility will be utilized for worship, office space, nursery and choir space. He indicated that the existing building, which is not the subject of this hearing, will be retained for at least one Sunday service.

Petitioner presented a well designed site plan which included significant landscaping to buffer the surrounding residential communities. As indicated by Petitioner's Exhibit No. 1, the RTA consumes nearly the entire site. Testimony and evidence demonstrated that the proposed improvements have been planned in such a way that compliance with the RTA requirements, to the extent possible, have been maintained. The Petitioner clearly demonstrated that the proposed improvements can be expected to be compatible with the character and general welfare of the surrounding residential premises, as required by Section 1801.1.B.1.C.6 of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special hearing relief should be granted.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the Petition for Special Hearing should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 26 day of April, 1991 that the Petition for Special Hearing to approve the proposed new worship and related facility, in accordance with Petitioner's Exhibit No. 1, is hereby GRANTED, subject, however, to the

following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. All exterior lights shall be no more than 14 ft. above grade. All exterior lighting shall be directed downward and shall not diffuse onto any residential property.

J. Robert Haines
Zoning Commissioner for
Baltimore County

JRH:mmm
cc: Peoples Counsel

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

April 25, 1991

David M. Meadows, Esquire
4111 E. Joppa Road
Suite 201
Baltimore, Maryland 21236

RE: Petition for Special Hearing
The Annual Conference of the United Methodist Church
Petitioner
Case #91-315-SPH

Dear Mr. Meadows:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,
J. Robert Haines
Zoning Commissioner
for Baltimore County

JRH:mmm
att.
cc: Peoples Counsel
Mr. Robert F. Bradley
Rev. Richard W. Jenks

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 91-315-SPH

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the proposed pursuant to Baltimore County Zoning Regulation 1801.1.B.1.C.6 that the proposed new worship and related facility are planned in such a way to comply to the extent possible with RTA use requirement and will otherwise be compatible with the character and general welfare of the surrounding residential premises.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
Meadows, Carney, Ryan and Lettanzi
(Type or Print Name)
By: David M. Meadows
Signature
4111 E. Joppa Road, Suite 201
Baltimore, Maryland 21236
City and State
Attorney's Telephone No.: 529-4600

Legal Owner(s):
The Annual Conference of the United Methodist
(Type or Print Name) Church
By: Reverend Richard W. Jenks
Signature
(Type or Print Name)
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name P.O. Box 4236
Timonium, Maryland 21093 560-2561
Address Phone No.

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS
AND LANDSCAPE ARCHITECTS

DECEMBER 18, 1990
DESCRIPTION FOR ZONING PURPOSES
LAND OF
MAYS CHAPEL UNITED METHODIST CHURCH

BEGINNING for the same at a point in the centerline of Jenifer Road said point of beginning lying 280 feet more or less Northwesterly along the centerline of Jenifer Road from its intersection with Mays Chapel Road, running thence binding on the outline of the land of Mays Chapel United Methodist Church and binding on the centerline of Jenifer Road, two courses viz: North 33°10'05" West 523 feet more or less and North 35°30'49" West 113 feet more or less. Thence leaving Jenifer Road binding on the outline of Chapelgate subdivision two courses viz: North 52°46'30" East 325 feet more or less and South 30°23'30" East 956.40 feet to a point on the Northwesterly right-of-way line of Mays Chapel Road. Thence binding thereon South 65°45'11" West 53 feet more or less. Thence leaving Mays Chapel Road two courses viz: North 32°35'43" West 258.05 feet and South 64°30'17" West 225 feet more or less to the beginning hereof.

CONTAINING 4.95 acres more or less.

BEING part of that tract or parcel of land conveyed by and described in a deed from Talbot T. Speer and Jane Turner Speer to the Methodist Missionary and Church Extension Society of the Baltimore Districts dated December 26, 1963 and recorded among the land records of Baltimore County in Liber 4248 Folio 103.

91-315-SPH

139 N. MAIN STREET SUITE 200
BEL AIR, MARYLAND 21014
(301) 879-1600 (301) 878-7500
FAX (301) 879-1620

506 D BOSLEY AVENUE
TOWSON, MARYLAND 21204
(301) 821-1000
FAX (301) 821-1748

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8th
Posted for: Special Hearing
Petitioner: The Annual Conference of the United Methodist Church
Location of property: 4111 E. Joppa Road, 300' N. of Mays Chapel Road
Location of Sign: N.E. Side of Jenifer Road, opposite 500' North of Mays Chapel Road
Remarks:
Posted by: S. J. Grata
Number of Signs: 1
Date of Posting: March 5, 1991
Date of return: March 8, 1991

CERTIFICATE OF PUBLICATION

Pikesville, Md., 3/6/91
THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 9th day of March, 1991 the first publication appearing on the 6th day of March, 1991 the second publication appearing on the 7th day of March, 1991 the third publication appearing on the 8th day of March, 1991

THE NORTHWEST STAR

Manager: J. R. Beck

Cost of Advertisement: \$24

RENTAL OFFICE
BALTIMORE COUNTY GOVERNMENT
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County will hold a public hearing on the proposed special use permit for the subject property at the following time and place:
Date: April 2, 1991
Time: 7:00 P.M.
Place: Baltimore County Zoning Commission, 111 West Chesapeake Avenue, Towson, Maryland 21204

RENTAL OFFICE
BALTIMORE COUNTY GOVERNMENT
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204

RENTAL OFFICE
BALTIMORE COUNTY GOVERNMENT
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204

PARK HEIGHTS AVENUE
Recently Renovated
Luxurious Guest & Neighborhood Apartments
Conveniently located
Leasing Office Located at 6000 Park Heights Ave.
CALL 642-8330

DON'T READ
THIS AD
UNLESS YOU WANT TO SAVE
YOURSELF A LOT OF MONEY
BY BUYING A HOME
WITH A BETTER STANDARD
OF LIVING
We now have 1, 2 & 3 bedroom apt.
AFFORDABLE LIVING FOR THOSE
WITH DISTINCTIVE TASTE
Liberty West Apartments
Find Us - We're Worth It
167 10-11 St. 10-11 St.

CERTIFICATE OF PUBLICATION

TOWSON, MD. 3-8-91

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3-7-91

THE JEFFERSONIAN.

S. Zehe Orlan
Publisher

837.52

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-4150
Number

receipt

PUBLICATION DATES

CITY OF BALTIMORE

LAST NAME OF OWNER: ANNUAL CONFERENCE

040440008HCHRC \$175.00
Please Make Checks Payable To: Baltimore County
NEXT BUSINESS DAY

Cashier Validation

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: P-001-6150
Number

receipt

Date

91-315

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

DATE: 3/12/91

The Annual Conference of the United Methodist Church
c/o Reverend Richard W. Jenks
P. O. Box 4236
Timonium, Maryland 21093

RE:
Case Number: 91-315-SPH
NE/S Jenifer Road, 280' N of Mays Chapel Road
8th Election District - 3rd Councilmanic
Petitioner(s): The Annual Conference of the United Methodist Church
HEARING: TUESDAY, APRIL 2, 1991 at 9:30 a.m.

Dear Petitioner(s):

Please be advised that \$86.52 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

J. Robert Haines

J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

FEB 21 1991

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-315-SPH
NE/S Jenifer Road, 280' N of Mays Chapel Road
8th Election District - 3rd Councilmanic
Petitioner(s): The Annual Conference of the United Methodist Church
HEARING: TUESDAY, APRIL 2, 1991 at 9:30 a.m.

Special Hearing to approve that the proposed new worship and related facility are planned in such a way to comply, to the extent possible, with R.T.A. use requirement and will otherwise be compatible with the character and general welfare of the surrounding residential premises.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Rev. Richard W. Jenks
David M. Meadows, Esq.

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

March 18, 1991

David M. Meadows, Esquire
Moore, Carney, Ryan and Lattanzi
4111 E. Joppa Road, Suite 201
Baltimore, MD 21236

RE: Item No. 275, Case No. 91-315-SPH
Petitioner: The Annual Conference
Petition for Special Hearing

Dear Mr. Meadows:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE MINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,
James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Reverend Richard W. Jenks
The Annual Conference of the United Methodist
P.O. Box 4236
Timonium, MD 21093

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this
23rd day of January, 1990.

J. Robert Haines

J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Reverend Richard W. Jenks
Petitioner's Attorney: David M. Meadows

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

DATE: February 11, 1991

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: The Annual Conference of the United Methodist,
Item No. 275

The petitioner requests a Special Hearing to approve a new worship and related facility planned in such a way to comply, to the extent possible, with R.T.A. use requirements.

Should the applicant's request be granted, staff recommends the following:

- A landscape plan should be submitted to the deputy director of the Office of Planning and Zoning prior to the issuance of any permits. Said plan shall include an area of enhanced landscaping along Jennifer Road and to the rear of the proposed building.
- The building shall be designed to be compatible with the character of the area. Dark brick should be used in the construction.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm
ITEM275/ZAC1

Baltimore County Government
Department of Public Works
Bureau of Traffic Engineering

401 Bosley Avenue Suite 405
Towson, MD 21204

887-3554
Fax 887-5781

February 19, 1991

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item 275
Property Owner: Z.A.C. 1/22/91
The Annual Conference of the United Methodist Church
Location: NE/S Jenifer Road 280' N of Mays Chapel Road
Existing Zoning: D.R.-5.5
Proposed Zoning: Special Hearing to approve that the proposed new worship and related facility are planned in such a way to comply, to the extent possible, with R.T.A. use requirement and will otherwise be compatible with the character and general welfare of the surrounding residential premises.
Area: 4.95 acres
District: 8th Election District
3rd Councilmanic District

Dear Mr. Haines:

Please see the C.R.G. comments for this site.

Very truly yours,
Michael S. Flanigan
Traffic Engineer Associate II

MSF/lab

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
1/17/91
Date
received
1/24/91
Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204
Zoning Item # 275, Zoning Advisory Committee Meeting of January 22, 1991
Property Owner: Annual Conference of the United Methodist Church
Location: NE/S Jennifer Rd, 250' N of Mays Chapel Rd District: 8
Water Supply: metro Sewage Disposal: metro
COMMENTS ARE AS FOLLOWS:
(X) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.
(X) Prior to new installation(s) of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 887-3775, to obtain requirements for such installation(s) before work begins.
() A permit to construct from the Bureau of Quality Management is required for such items as spray paint processes, underground gasoline storage tank(s) (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
() A permit to construct from the Bureau of Air Quality Management is required for any chabroiler generation which has a total cooking surface area of five (5) square feet or more.
() Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
() Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 887-6500 x 315.
(X) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
() If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.
() Prior to razing of existing structure(s), petitioner must contact the Division of Waste Management at 887-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 887-3775.
() Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 887-3745.
() Soil percolation tests, have been _____, must be _____, conducted.
() The results are valid until _____.
() Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
() Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
() In accordance with Section 13-117 of the Baltimore County Code, the water well yield test _____ shall be valid until _____. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
() Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
() If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. For more information contact the Division of Environmental Management at 887-3580.
() In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2762.
() Others _____
J. H. H. H.
BUREAU OF WATER QUALITY AND RESOURCE MANAGEMENT

Baltimore County Government
Fire Department
700 East Joppa Road, Suite 901
Towson, MD 21204-5500 (301) 887-4500
JANUARY 18, 1991

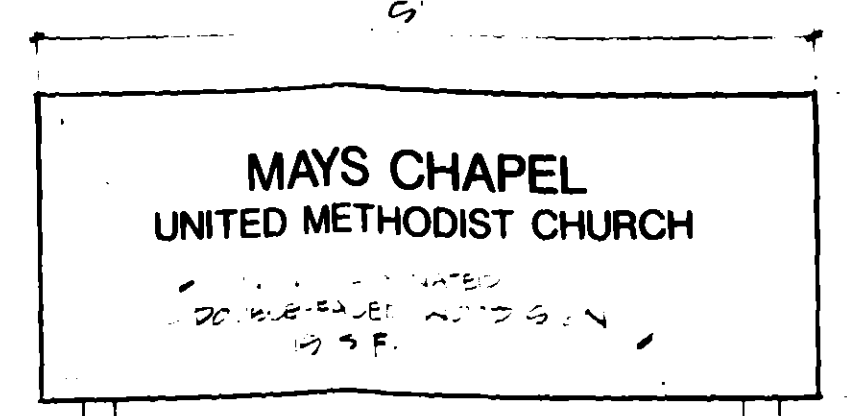
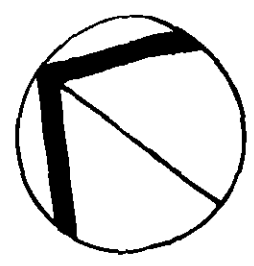
J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204
RE: Property Owner: THE ANNUAL CONFERENCE OF THE UNITED METHODIST CHURCH
Location: NE/S JENIFER ROAD
Item No.: 275 Zoning Agenda: JANUARY 22, 1991
Gentlemen:
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.
REVIEWER: J. H. H. H. 1-22-91 Noted and Approved: J. H. H. H. 1-22-91
Planning Group Fire Prevention Bureau
Special Inspection Division
JK/KEK

MOORE, CARNEY, RYAN & LATTANZI
ATTORNEYS AT LAW
4111 E. JOPPA ROAD
BALTIMORE, MARYLAND 21206 (301) 542-4600
FAX 301 542-4646
F. SCOTT MOORE
ROBERT E. CARNEY, JR.
ROBERT J. RYAN
RICHARD E. LATTANZI
JUDITH L. HARGREDE
RONALD A. DICKER
DAVID M. MEADOWS
January 29, 1991

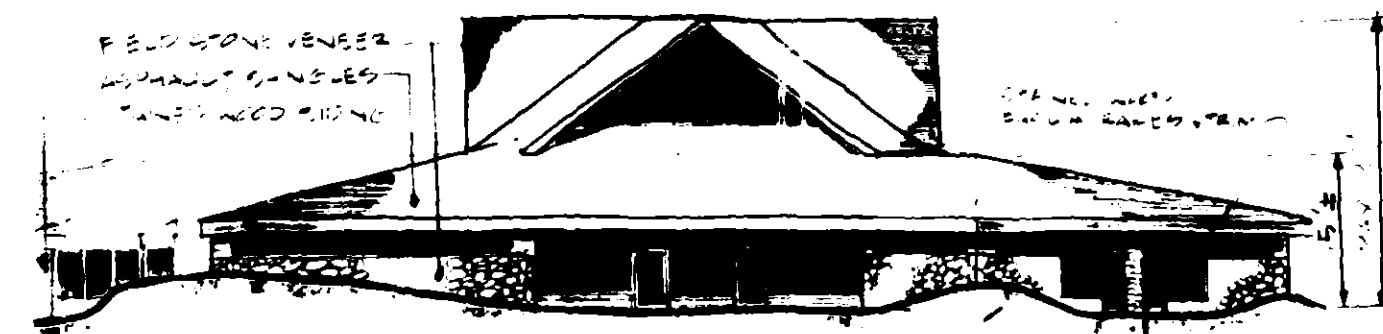
Mr. John L. Lewis
Baltimore County Zoning Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
Re: May's Chapel United Methodist Church
Special Hearing
Baltimore Annual Conference
The United Methodist Church
Hearing No. H9100275
Dear John:
In accordance with your comments, in accepting our Petition for a Special Hearing for the church, please find enclosed a letter from the Annual Conference designating the Reverend Richard Jenks with authority to execute the Petition and act on behalf of the Conference.
Sincerely,
DMM/NDL
David M. Meadows
DMM/sjd
Enc.
cc: Reverend Richard Jenks
Robert F. Bradley
RECEIVED FEB 8 1991
ZONING OFFICE
RECEIVED FEB 8 1991

BALTIMORE ANNUAL CONFERENCE
THE UNITED METHODIST CHURCH
Council on Ministries
January 14, 1991
91-315-SPH
To whom it may concern:
The Reverend Richard Jenks, Pastor of May's Chapel United Methodist Church, may act on behalf of the Board of Global Ministries of the Baltimore Annual Conference of The United Methodist Church, Inc. in all negotiations with Baltimore County in relation to land on which the current May's Chapel now sits and adjacent lands as a part of that lot in tax exemption negotiations and construction negotiations.
You're truly,
John M. Hama
Associate Council Director
Board of Global Ministries
and Church Development Redevelopment
IPH/eie
5124 Greenwiche Avenue
Baltimore, MD 21229-2393
Baltimore: 1-301-233-7300; Washington: 1-202-737-8811; Maryland: 1-800-492-2525
West Virginia: 1-800-638-0072; FAX: 1-301-233-7308

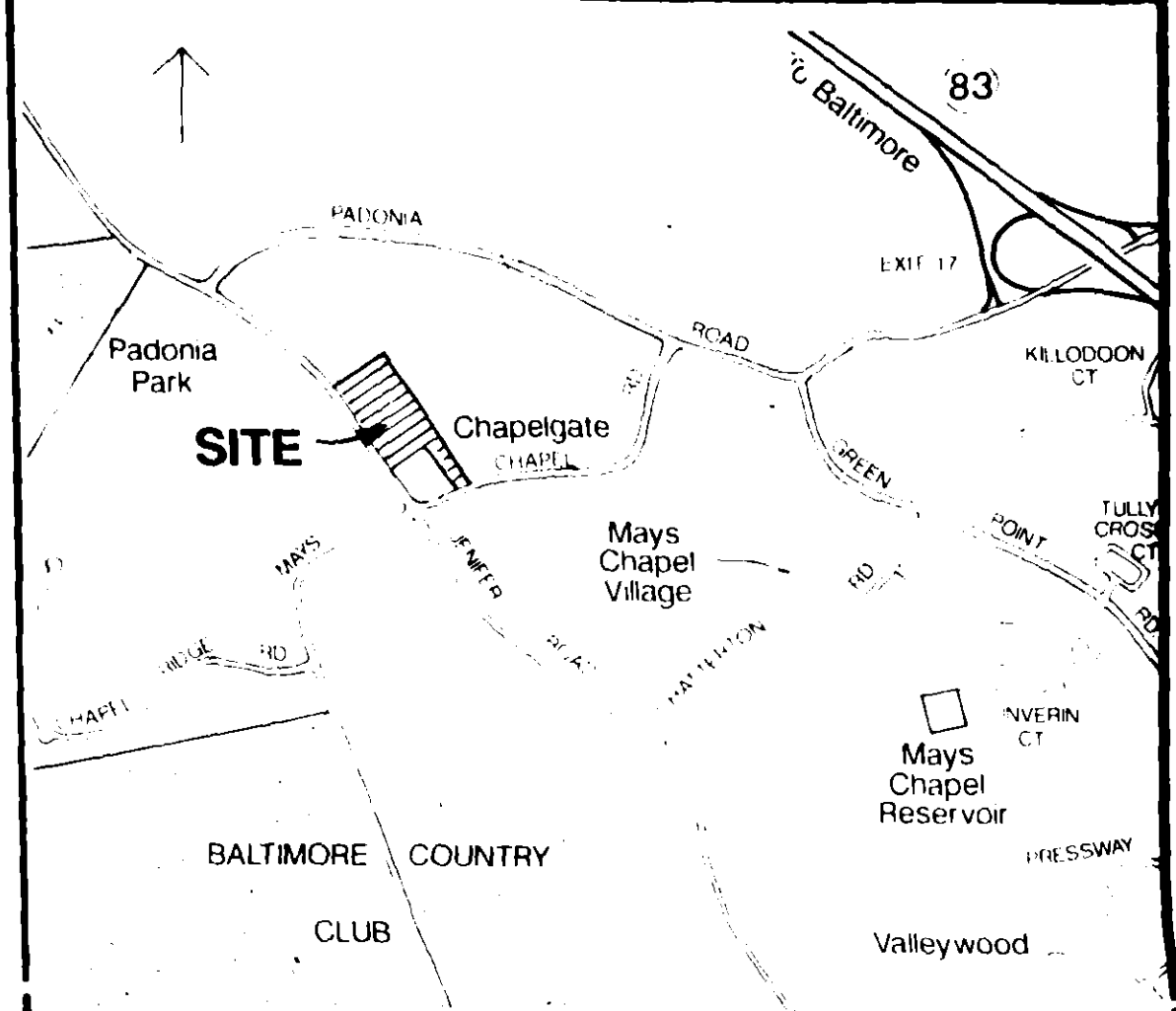
PLEASE PRINT CLEARLY
PETITIONER(S) SIGN-IN SHEET
NAME ADDRESS
Doe/Modbus MORRIS 4111 E Joppa Rd 21236
Robert F. Bradley Morris + Pletcher Assoc.
606 D Besley Ave 21204
Rev. Richard Jenks Baltimore Annual Conf
PO Box 4236
Linthicum, MD 21063



OUTDOOR SIGNAGE

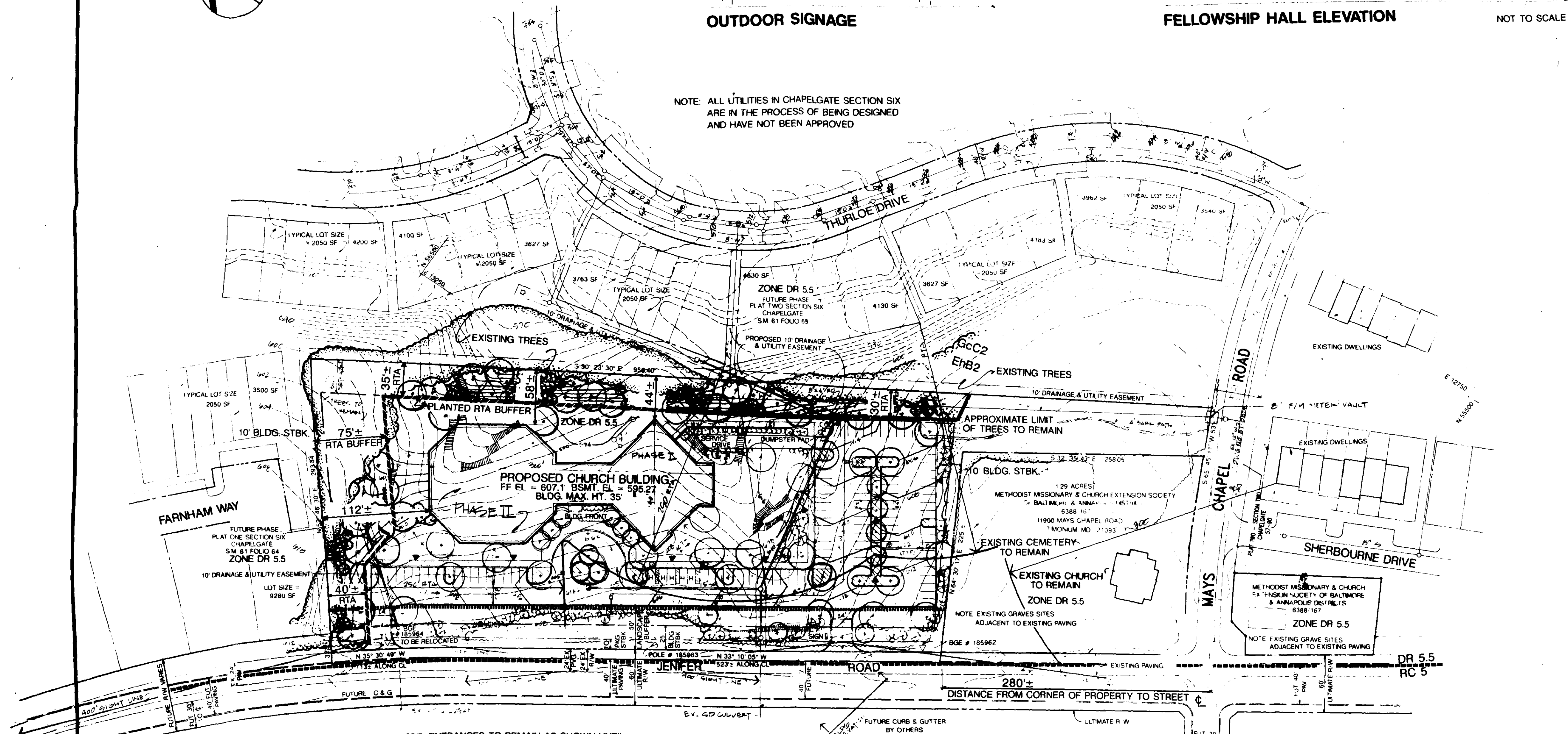


FELLOWSHIP HALL ELEVATION NOT TO SCALE

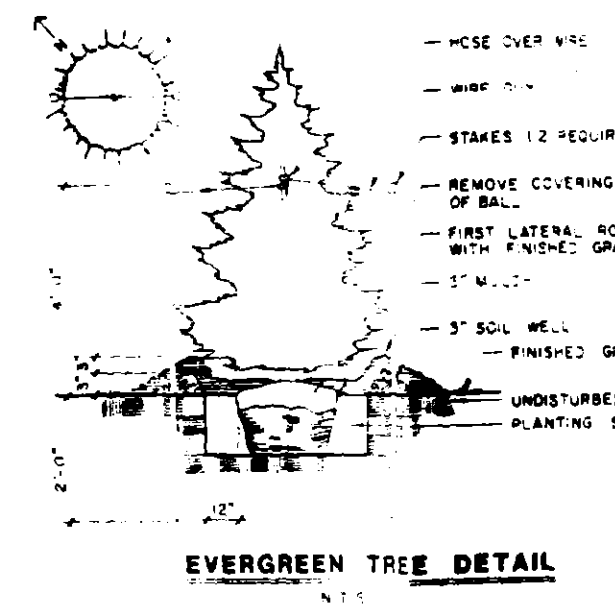


VICINITY MAP
SCALE 1" = 1000'

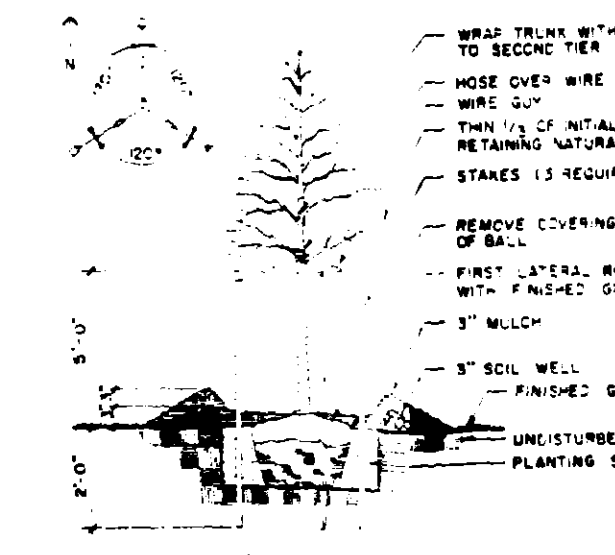
NOTE: ALL UTILITIES IN CHAPELGATE SECTION SIX ARE IN THE PROCESS OF BEING DESIGNED AND HAVE NOT BEEN APPROVED



NOTE: ENTRANCES TO REMAIN AS SHOWN UNTIL REALIGNMENT OF JENFER ROAD IS COMPLETE



EVERGREEN TREE DETAIL



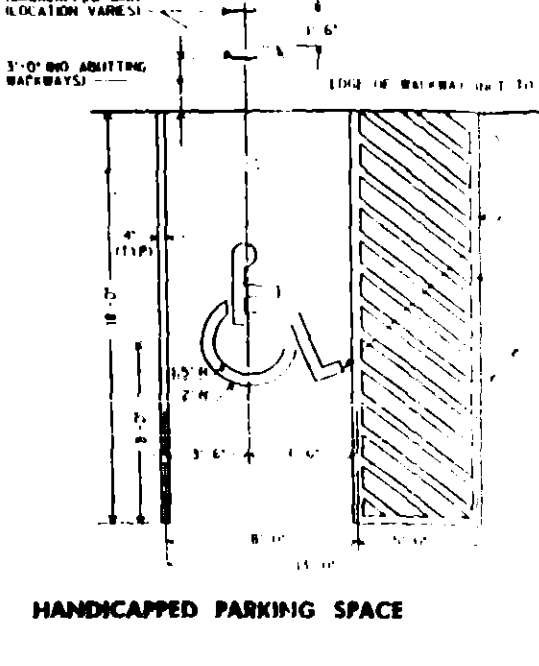
DECIDUOUS TREE DETAIL

SHRUB DETAIL

SPACING "O"	ROW "A"	NO. OF PLANTS / S.F.
8" O.C.	4" A	4.0
12" O.C.	6" A	2.0
16" O.C.	8" A	1.5
20" O.C.	10" A	1.2
24" O.C.	12" A	1.0
28" O.C.	14" A	.8
32" O.C.	16" A	.6
36" O.C.	18" A	.5

PLANT SPACING CHART

HANDICAPPED SIGN



HANDICAPPED PARKING SPACE

CARL T. JULIO 4879/318
ZONE RC 5
25.77 ACRES

LANDSCAPE REQUIREMENTS

PLANTING UNITS REQUIRED	210 LF ± 20' ± 10 UNITS
INTERIOR ROAD	782 LF ± 40' ± 20 UNITS
ADJACENT ROAD	108 PS ± 12' ± 9 UNITS
PARKING SPACES	612 LF ± 12' ± 40 UNITS
SCREENING	612 LF ± 12' ± 40 UNITS
TOTAL UNITS REQUIRED	79 UNITS
ON ANTIPOD UNITS PROPOSED	30 X 11 ± 30 UNITS
MAJOR DECIDUOUS TREES	16 X 5 ± 16 UNITS
MINOR DECIDUOUS TREES	61 X 5 ± 30 UNITS
EVERGREEN TREES	20 X 2 ± 10 UNITS
SHRUBS	86 X 5 UNITS
TOTAL UNITS PROPOSED	86 X 5 UNITS
RTA BUFFER UNITS REQUIRED	20 X 11 SF ± 40' ± 50 UNITS
UNIMPROVED BUFFER AREA	50 UNITS
RTA BUFFER UNITS PROPOSED	25 X 11 ± 25 UNITS
MAJOR DECIDUOUS TREES	50 X 5 ± 25 UNITS
EVERGREEN TREES	50 X 5 ± 25 UNITS
TOTAL UNITS PROPOSED	50 UNITS
PARKING LOT AREA	77,481 S.F.
LANDSCAPE AREA REQUIRED	2,888 S.F.
LANDSCAPE AREA PROPOSED	4,800 S.F.

"I certify that I have reviewed this Schematic Landscape Plan, that I am aware of the landscape regulations presented in the Baltimore County Landscape Manual, latest edition, and I agree to comply with these regulations and all applicable policies, guidelines, and ordinances."

Signature of Applicant
Richard W. Seale
(Print Name)

Date
10-5-99

- LEGEND
- EXISTING LIMIT OF VEGETATION
 - PROPOSED CONTOURS
 - EXISTING CONTOURS
 - 25% SLOPES OR GREATER
 - HANDICAP RAMP
 - PROPOSED WATER
 - PROPOSED SEWER
 - PROPOSED STORMDRAIN
 - HANDICAPPED PARKING
 - RETAINING WALL
 - SITE LIGHTING

- PROPOSED PLANTING
- MAJOR DECIDUOUS
 - MINOR DECIDUOUS
 - EVERGREEN
 - SHRUBS
 - RESERVED LANDSCAPE AREA
 - RTA BUFFER

NOTE:
-PUBLIC HEARING IS REQUIRED BEFORE THE ZONING COMMISSIONER AS PER SECTION 1801.1.B.C.6 AND SECTION 500.7 FOR REDUCED RTA BUFFER
CURRENT PLANNING CRG PLAN VII-581
PUBLIC SERVICES CRG NO. 90395

- DEVELOPMENT NAME: MAYS CHAPEL UNITED METHODIST CHURCH
- OWNER APPLICANT: THE ANNUAL CONFERENCE OF THE UNITED METHODIST CHURCH
11900 MAYS CHAPEL ROAD
TIMONUM, MARYLAND 21093
(301) 580-1173
DEED REFERENCE: #4248-103
TAX ACCOUNT: #061304570
- CRG PLAN PREPARED BY: MORRIS & RITCHIE ASSOCIATES, INC.
139 N. MAIN STREET, SUITE 200
BEL AIR, MARYLAND 21014
ATTN: ROBERT BRADLEY KRISTINE MCLEWAIN
- GENERAL DATA: ELECTION DISTRICT: 8
COUNCILMANIC DISTRICT: 3
CENSUS TRACTS: 4082 AND 4087-1
WATERSHED: #11 SUBWERSHED: #32
TAX MAP: #51
- SITE INFORMATION:
 - A. NET ACREAGE: 4.5 AC ±
 - B. GROSS ACREAGE: 4.95 AC ±
 - C. ZONING CLASSIFICATION: DR 5.5
 - D. PARKING SPACES REQUIRED: 108
 - E. 400 SEATS @ 25 SEAT
 - F. SPACES PROPOSED: 108 (SEE NOTE #15)
 - G. LANDSCAPE PLANTING: LANDSCAPE PLANTING SHALL CONFORM TO LATEST EDITION OF BALTIMORE COUNTY LANDSCAPE MANUAL. SEE LANDSCAPE REQUIREMENT NOTES, THIS SHEET.
- SOILS:
 - SOIL: GLENELG
 - SYMBOL: GGC2
 - HOMESITES W/ BASEMENTS: MODERATE SLOPE
 - HOMESITES WO/ BASEMENTS: MODERATE SLOPE
 - STREETS: SEVERE SLOPE
 - ELU/CAL: ELB2
 - SLIGHT
 - SLIGHT
 - MODERATE SLOPE
- EXISTING VEGETATION WILL BE SAVED WHERE POSSIBLE. APPROXIMATE LIMITS OF CLEARING ARE SHOWN ON THE PLAN.
- THERE ARE NO KNOWN ARCHEOLOGICAL SITES. CRITICAL AREAS ENDANGERED SPECIES HABITATS OR HAZARDOUS MATERIALS ON THIS SITE.
- THERE ARE NO KNOWN HISTORICAL BUILDINGS ON SITE. TWO CHURCHES AND A CEMETERY OF HISTORICAL SIGNIFICANCE ARE LOCATED ALONG THE SOUTHERN BOUNDARY.
- GRADING IS SHOWN SCHEMATIC ONLY. MINOR CHANGES IN LAYOUT AND GRADING MAY BE SHOWN IN THE FINAL DEVELOPMENT PLAN.
- THERE ARE NO EXISTING STREAMS, FLOODPLAINS OR WETLANDS ON THIS SITE.
- OPEN SPACE SHALL BE MAINTAINED BY MAYS CHAPEL METHODIST CHURCH FOR CONGREGATION.
- HANDICAPPED SPACES ARE AS NOTED ON PLAN.
- ESTIMATED AVERAGE DAILY TRIPS 851 AS PER TRIP GENERATION 31 X 27 (27,000 S.F.) = 851 ADT.
- THE EXISTING USE IS UNDEVELOPED RESIDENTIAL. THE PROPOSED USE CONSISTS OF TWO PHASES. PHASE I IS A FELLOWSHIP HALL WHICH MAY INCLUDE A MULTI-PURPOSE ROOM, DAYCARE, KITCHEN AND CLERICAL OFFICE. THE FELLOWSHIP HALL WILL SERVE AS A WORSHIP CENTER UNTIL THE CONSTRUCTION OF PHASE II. A 400 SEAT CHURCH SANCTUARY. ALL PARKING AND SITE IMPROVEMENTS WILL BE COMPLETED IN PHASE I.
- STORM WATER MANAGEMENT IS TO BE PROVIDED USING EXISTING POND AT MAYS CHAPEL AND PADONIA ROADS.
- THERE ARE NO KNOWN WELLS OR SEPTIC AREAS LOCATED ON THIS SITE.
- ALL PARKING AREAS, MANEUVERING AND AISLE AREAS WILL BE PAVED IN BITUMINOUS CONCRETE AND PERMANENTLY STRIPED.
- ALL PROPOSED SIGNAGE WILL COMPLY WITH SECTION 413.1 OF BALTIMORE COUNTY ZONING REGULATIONS.
- BALTIMORE COUNTY TRAFFIC ENGINEERING HAS REVIEWED AND APPROVED THE PARKING AND VEHICULAR CIRCULATION LAYOUT AS SHOWN. (See Note #20)
- CRG PLAN WAS APPROVED BY BALTO. CO. ON 11/15/90.

MORRIS & RITCHIE ASSOCIATES, INC.
139 N. MAIN STREET, SUITE 200
BEL AIR, MARYLAND 21014
(301) 879-1690 / (301) 836-7560
Fax: (301) 879-1620

PLAT TO ACCOMPANY SPECIAL HEARING

MAYS CHAPEL UNITED METHODIST CHURCH

DATE	REVISIONS	JOB NO. 9271
		SCALE 1" = 50'-0"
		DATE
		DRAWN BY
		DESIGN BY
		CHECKED BY
		DATE

91-315-SPH



S-NW S-NE

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 13, 1988
Ord. Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

SCALE 1" = 200' ±	LOCATION BALTIMORE COUNTRY CLUB	SHEET N.W. 14-C
DATE OF PHOTOGRAPHY JANUARY 1988		

275

91-315-SPH
ZONING MAP TO ACCOMPANY SPECIAL HEARING APPLICATION
MAYS CHAPEL SITE
prepared by Morris Pilsner Associates 1-2-91